

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR FRONT YARD SETBACK VARIANCE FROM 25 FT TO 21.14 FT FOR A PROPOSED HOME; (ENGLE HOMES/ORLANDO, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Tony Walter **EXT.** 7375

Agenda Date 06-23-03 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR FRONT YARD SETBACK VARIANCE FROM 25 FT TO 21.14 FT FOR A PROPOSED HOME; (ENGLE HOMES/ ORLANDO, APPLICANT); OR
2. **DENY** THE REQUEST FOR FRONT YARD SETBACK VARIANCE FROM 25 FT TO 21.14 FT FOR A PROPOSED HOME; (ENGLE HOMES/ORLANDO, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #2, Morris)

(Tony Walter, Principal Planner)

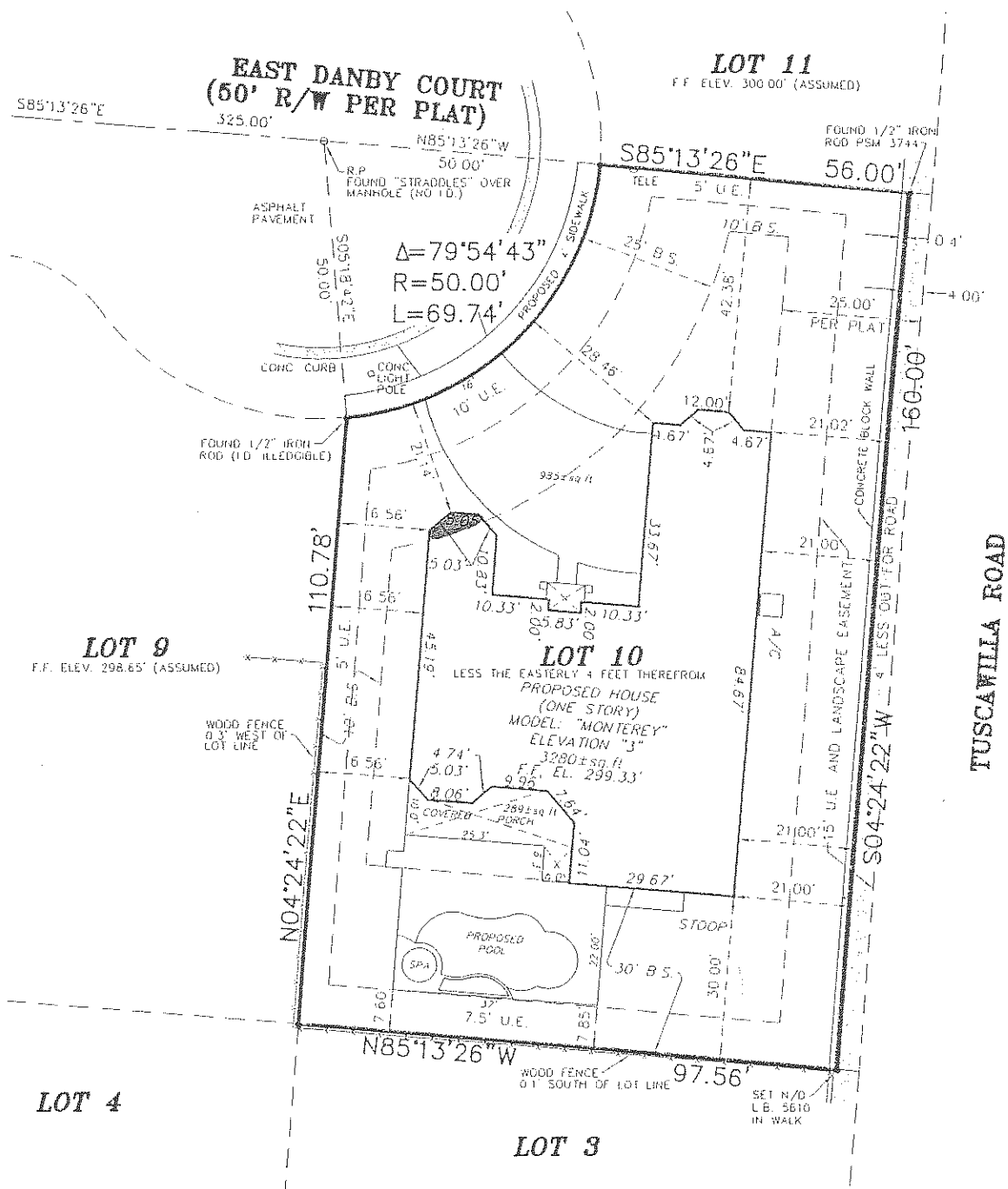
GENERAL INFORMATION	Engle Homes/Orlando 1033 Semoran Blvd, Suite 245 Casselberry, FL 32707	R-1AAA DISTRICT, LDC SECTION 30.206(a)
BACKGROUND / REQUEST	<ul style="list-style-type: none">• THE APPLICANT INTENDS TO BUILD A 3,280 SF HOME ON LOT 10 OF HUNTRIDGE (DANBY COURT EAST) IN WINTER SPRINGS, FL.• THE PROPOSED HOME WOULD ENCROACH 3.86 FT INTO THE MINIMUM 25 FT FRONT YARD SETBACK.• A VARIANCE FROM 25 FT TO 21.14 FT IS THEREBY REQUESTED.	
STAFF FINDINGS	<ul style="list-style-type: none">• THE APPLICANT HAS FAILED TO SATISFY THE CRITERIA FOR THE GRANT OF A VARIANCE, AS STATED IN LDC SECTION 30.43(b)(3).<ul style="list-style-type: none">○ NO SPECIAL CONDITIONS EXIST, WHICH ARE PECULIAR TO THE NEW HOUSE; THE PROPOSED HOME COULD BE REDUCED IN SIZE OR THE FLOOR PLAN MODIFIED TO CONFORM TO ALL APPLICABLE SETBACKS OF THE R-1AAA DISTRICT.○ FURTHERMORE, THE PORTION OF THE PROPERTY	

	<p>WHICH ABUTS TUSKAWILLA ROAD IS DEFINED BY THE LAND DEVELOPMENT CODE AS A "SPECIAL YARD", WHERE NEITHER THE TERM "SIDE YARD" NOR "REAR YARD" CLEARLY APPLIES. AS REQUIRED BY THE CODE, THE PLANNING MANAGER HAS DETERMINED THAT THE APPLICATION OF THE MINIMUM SIDE YARD SETBACK WOULD BE APPROPRIATE, CONSIDERING THE SEPARATION OF THE PROPERTY FROM TUSKAWILLA ROAD BY THE EXISTING CONCRETE BLOCK WALL. IF THE MINIMUM SIDE YARD STANDARD OF 10 FT IS THEREBY APPLIED ALONG THE EASTERN EDGE OF THE SUBJECT PROPERTY, THE PROPOSED HOME COULD BE BUILT TO CONFORM TO ALL APPLICABLE SETBACKS OF THE R-1AAA DISTRICT. THEREFORE, A VARIACE WOULD NOT BE REQUIRED.</p>
STAFF RECOMMENDATION	<ul style="list-style-type: none">• FOR THE REASON STATED ABOVE, STAFF RECOMMENDS DENIAL OF THE REQUEST, UNLESS A HARDSHIP CAN BE DEMONSTRATED BY THE APPLICANT. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE STAFF RECOMMENDS THE IMPOSITION OF THE FOLLOWING CONDITION:<ul style="list-style-type: none">○ ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED HOME AS DEPICTED ON THE ATTACHED SITE PLAN.

LOT 10, HUNTRIDGE, LESS THE EASTERLY 4 FEET THEREFROM
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 59-60, OF THE PUBLIC
 RECORDS OF SEMINOLE COUNTY, FLORIDA.

ENGLE
 HOMES

SITE PLAN
 (NOT A FIELD SURVEY)



AREA TABULATION :

LOT = 14,074± SQ. FT.
 HOUSE = SEE SKETCH
 DRIVE/WALKS = SEE SKETCH
 PORCH/PATIO = ± SQ. FT.

PLOT PLAN, NOT A SURVEY

NOTES:

1. THIS PLOT PLAN IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS BASED ON THE NORTHERLY LINE OF THE REFERENCED PLAT. SAID LINE BEARS S 85°13'26" E.
3. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12117C0145 E EFFECTIVE DATE APRIL 17, 1993. THIS PROPERTY LIES IN ZONE "X".

LEGEND:

P.C.P. - PERMANENT CONTROL POINT	ELEC - ELECTRICAL RISER
R. - RADIUS	CATV - CABLE TELEVISION RISER
Δ - DELTA (CENTRAL ANGLE)	TELE - TELEPHONE RISER
L - ARC LENGTH	TRANS - TRANSFORMER PAD
R/W - RIGHT-OF-WAY	N&D - NAIL AND DISC
A/C - AIR CONDITIONER	C.M. - CONCRETE MONUMENT
U.E. - UTILITY EASEMENT	P.B. - PLAT BOOK
D.E. - DRAINAGE EASEMENT	Pg. - PAGE
F.F. - FINISHED FLOOR	(P) - PLAT
B.S. - BUILDING SETBACK	(M) - MEASURED
C/L - CENTER LINE	(C) - CALCULATED
P.C. - POINT OF CURVATURE	P.T. - POINT OF TANGENCY
L.P. - LIGHT POLE	P.I. - POINT OF INTERSECTION
L.B. - LICENSED BUSINESS	[00.00] - PROPOSED LOT ELEVATION